



Windmill Lane, Preston On The Hill Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Executive Home
- Stunning Views
- Sought After Location
- Large Garden
- Stylish Kitchen
- En-Suite Bathroom
- Open Plan Living
- Freehold
- Bifold Doors
- Four Bedrooms



DESCRIPTION

This executive home, in the sought after location of Preston On The Hill is beautifully presented with an abundance of downstairs living space. There are four bedrooms, a breath taking open plan kitchen, living room and dining area, large driveway, en-suite to master, stylish family bathroom and an attractive garden with stunning views.

Access to this amazing property is into a welcoming hallway which leads to the playroom, open-plan living space with utility, shower room and utility room. Upstairs there are four bedrooms, en-suite to master and family bathroom.

GARDEN

This wonderful property has beautifully maintained gardens at the rear with a large artificial lawn offering fantastic country views. There is also a good-sized patio area with hot tub perfect for entertaining family and friends. To the front of the property there is a further lawn area plus a large driveway for multiple vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 2.50m x 5.30m
- Play Room 5.92m x 3.25m
- Kitchen/Living/Dining Area 11.11m x 9.52m
- Utility Room 2.91m x 3.22m
- Shower Room 1.09m x 3.22m

FIRST FLOOR

- Landing
- Bedroom 1 5.19m x 2.97m
- En-suite 1.58m x 2.24m
- Family Bathroom 3.19m x 3.38m
- Bedroom 2 4.27m x 3.08m
- Bedroom 3 4.24m x 3.08m
- Bedroom 4 / Dressing Room 2.40m x 2.97m

SERVICES

- Oil Heating Tank (Garden)
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

Preston on the Hill is ideally located between the villages of Daresbury, Dutton and Preston Brook and has easy access to all the principal centres of Chester, Liverpool and Manchester with fantastic road access to the M56 and railway links. Bridgewater canal is located in the neighbouring village of Preston Brook making this a short walking distance and some lovely country walks towards Frodsham, Aston, and Stockton Heath.

DISTANCES

- Walton Gardens 3 miles
- Frodsham 4 miles
- Warrington Town Centre 6 miles
- Chester City Centre 16 miles via M56
- Manchester Airport 18 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







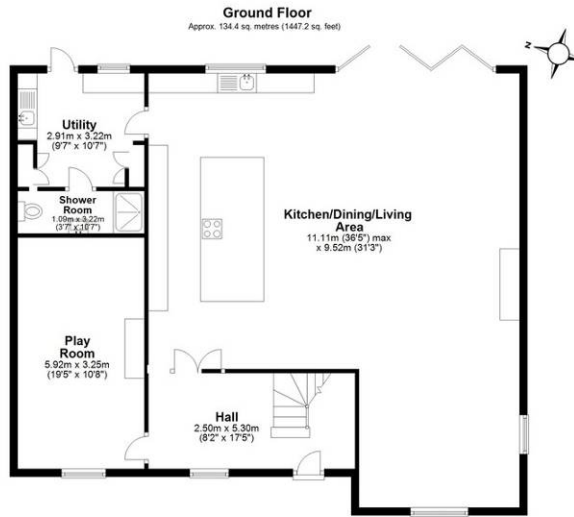


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Total area: approx. 211.9 sq. metres (2280.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

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